

A MEETING OF THE SEWER BOARD OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WILL BE HELD IN THE THIRD FLOOR ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING ON WEDNESDAY, DECEMBER 18, 2007 AT 3:30 P.M.

PRESENT: Chairman Mayor James Garner, Vice Chairman Bill Utz, Kevin Zurschmiede.

OTHERS: Attorney Greg Fifer, Tim Crawford, Brian Dixon and Rob Sartell, EMC, and City Clerk Marcey Wisman.

CALL TO ORDER:

Mayor Garner called the meeting to order at 3:41 p.m.

PLEDGE OF ALLEGIANCE:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Utz moved to approve the December 11 minutes as amended, Mr. Kochert second, all voted in favor.

BIDS:

Item #1 - opening bids for Basin 15

Mr. Sartell stated that he has received bids for the Basin 15.

Team Contracting	\$135,000.00
TSI Paving	\$97,034.23
Excel Excavating	\$184,946.00
MAC Construction	\$211,100.00

Mr. Sartell stated that he would suggest taking these under advisement.

Mr. Kochert moved to take these under advisement, Mr. Zurschmiede second, all voted in favor.

COMMUNICATIONS - PUBLIC:

Ms. Kersey stated that she was happy to hear that the City was in compliance with the EPA. She asked if they remembered the property that was not connected to the sewers on Fairmont and Silver Street and was wondering whatever happened with that investigation.

Mayor Garner stated that Mr. Dixon was part of this investigation to find out if the property was connected or not.

Mr. Fifer stated that we would have to ask Mr. Dixon what he discovered because his recollection was that it was referred to the Health Department after he couldn't determine whether or not it was connected.

Mayor Garner stated that they would have to get with Mr. Dixon and he would be back next week.

Mrs. Kersey asked if the Eagles Report was in for her to get a copy.

Mr. Sartell stated that he has not gotten that report.

Mr. Kersey asked if everything is settled with IUS as of yet.

Mayor Garner stated that he just received the needed documentation from IUS to determine their tap fee. He stated that their fee has not been waived if that is what she is asking. He explained that they board has decided that no fee will be waived unless it has been approved by the City Council.

Mrs. Kersey brought up the situation of the Mobile Home Shop that was not connected to the sewers.

Mayor Garner stated that they did go down and investigate and again they would have to wait until Mr. Dixon comes back to answer questions about this.

Paul Hsiao, addressed the board regarding the notification process of sewer bills for rental property. He recommended that they send a duplicate bill to the landlord of property so that they can pressure the renter to pay their bills.

Ms. Welsh reported that he does receive notifications each quarter; he also receives pre-lien notices and liens. She reported that he has paid off all his outstanding debts.

Mr. Fifer stated that their hands are tied by state statute and if there is an unpaid bill they have to put a lien against the property to stay in good standing.

Bill Wright stated that he recently sent a sewer bill for \$625 but he does not have any bathroom facilities only a water spicket.

Mayor Garner stated that Mr. Dixon was supposed to come out and inspect that property. He informed him that regardless of whether or not he has any facilities there is a local ordinance requiring a minimum amount due each month for sewers.

Mr. Wright stated that if that is the case he would make his two properties one

Mayor Garner stated that this in an option as long as it is all one parcel.

Jimmie Faulkenberg, informed the board that he installed a new sewer line all the way from his house to his property line with 3 clean-outs installed but he is still having sewage backup into his house and they can't get in the pipe to see if it is broken.

Mayor Garner stated that until their camera gets fixed or he gets a plumber to come out and televise it there isn't much they can do. He explained that if he does have a plumber come out and can show where it is broken they will fix it.

Mr. Sartell stated that if it is going to be more than 30 days then they need to get someone out there to look at it so that they do not continue to have property damage.

Mr. Fifer stated that the board received a letter on Stone Crest with an offer of just under \$280,000 with 2 installments. He asked Mr. Christmas if he had an update on the cost.

Wes Christmas stated that the construction cost estimate for Phase II & Phase III will be \$840,000 that doesn't include easement acquisitions. He stated that they have a budget of just over \$900,000 so they are pretty much in the same area.

Mr. Theinamen stated that they are getting nervous because the administration is getting ready to change and they need to get this deal approved. He stated that all they are asking for is a go date on this project and now they are telling them November.

Mr. Fifer stated that even before it was always October before they could make a connection so they have only lost a month or two.

Mr. Christmas stated that if they decided to expedite the process once they got going they could shave a month or two off.

Mr. Utz stated that if they connect to Basin 35 it may cause problems in Basin 4 which may also cause problems for them.

Mr. Theinaman stated that they could build apartments up there as well and not just patio homes and that is looking a lot more appealing with the way the economy is moving.

Mr. Utz stated that if they get the money for phase II and III of Basin 35 it is his opinion that Basin 4 is a go.

Mr. Christmas stated that Phase I is very close to being done that he would rather just _____ but either way they are moving forward with the design part of it right now.

Mr. Fifer stated that until the contract is awarded he doesn't think they can give them the type of assurance they are looking for so the key is an award of that bid as soon as possible.

COMMUNICATIONS - CITY OFFICIALS

SEWER ADJUSTMENTS:

Mrs. Welsh presented a table of account balances for the Helvey list which is on file with the City Clerk's office. She also reported that she has discussed with April and Tina about the look up's for the remainder of the Helvey list and they thought it would take at least 20 hours.

Mr. Kochert moved to approve April Dickey doing the Helvey look up's at 20 hours for \$12.00 per hour contingent upon Mr. Fifer drafting an agreement stating she is an independent contractor, Mr. Zurschmiede second, all voted in favor.

NEW BUSINESS:

Item #1 - Winterheimer re: Autumn View Sewer Credits

OLD BUSINESS:

Mr. Kochert stated that they would like some type of procedure to set up a tracking system following up on tracking when credits are issued and what it is worth to when it is paid.

Mayor Garner stated that he has requested a meeting with Mr. Dixon, Ms. Haley and Ms. Welsh to discuss this problem.

Ms. Wisman informed the board that the Mayor had her looked at a new program that had a wonderful tracking program and she thinks it would be worth the money for the City to invest in this system that links all of the departments that have to handle a specific situation.

Mayor Garner stated that he saw Nathan Timberlake last week and told him to appear before the board this week. He asked Mr. Sartell about the letter from Mr. Greg Sekula.

Mr. Sartell explained that they had gone and determined that the line was collapsed but that they did not know if the City was liable or the railroad.

Mr. Fifer stated that he believes that they should go ahead and pay this claim because this amount of money is not worthy fighting about.

Mr. Kochert moved to approve the claim contingent upon Mr. Gibson preparing a release, Mr. Utz second, all voted in favor.

Mayor Garner stated that he did receive a full set of plans from IUS and after they determine the floor plan of the units they will determine the tap fee.

Mr. Fifer asked if the Redevelopment Commission approved the resolution for the TIF money.

Mayor Garner stated that they approved it contingent upon receiving information from Mr. Dixon.

Mr. Kochert stated that he wanted to get it on record that they are going to treat everyone the same on tap fees.

Mayor Garner stated that the end of last week Mr. Fifer's letter made it to the right desk regarding IUS no longer being on a flat rate and informing them that this board can not waive fees.

Mr. Kochert asked how the deal was going to shake out on the Rainbow Drive property.

Mr. Fifer stated that there was a deal that he could use the elevated portion for parking if he paid for the improvements and accepted the liability.

Mr. Kochert asked what the length of the deal was.

Mr. Fifer stated that he did not recall any time attached to the deal. He made it clear that he does not own this property he merely has a right to use this property.

Item #1 - Donohue re: Project Update

Mr. Elling presented the final draft of the Master Plan as well as a disk in PDF for them to reproduce copies.

Mr. Utz asked him to email him the additional charges for the plan.

Mr. Utz stated that he would do that.

Mr. Fifer asked if

Mr. Elling stated that it does not

Mr. Tekippe stated that there wouldn't need to be any additional money appropriated for the additional information.

Mr. Elling stated that they are currently under the amount that was contracted for

Mr. Fifer

Mr. Elling stated that the only action that he has taken on the 15th street project has been to write a letter to the railroad company. He stated that on the strainer project _____ and they should be ready to go in about 15 days.

Mr. Utz moved that they authorize jointly Donahue and Clark Dietz to proceed to get information for what is outlined in the MOU, Mr. Zurschmiede second, all voted in favor.

Item #2 - Clark Dietz re: Project Update

Wes Christmas presented the board with a cost and scheduling chart for the capital improvements for 2007 and 2008. He stated that the only project that he shifted was Basin 4, but of course that can be changed by the board. He also presented a printout of the projects and what has been paid to date.

There was a lengthy discussion regarding the scheduling chart.

Mr. Christmas stated that there isn't a whole lot to report on for the on-going projects. He presented a signed copy of the Change order for Basin 35.

Mr. Fifer asked that he get a description from Ruckman so that he can prepare the paperwork for this change.

Mr. Zurschmiede asked him about

Mr. Christmas reported

Mr. Fifer stated that he received a call from Geral Miller, the new president of the Country Club, and asked that he get in touch with him.

Mr. Christmas stated that he has wanted to talk with this gentleman.

Mr. Fifer stated that there was a reported SSO on Korb and _____ on Saturday due to the drainage ditches that flooded the streets on Saturday and he needs to prepare a letter for EPA regarding this incident and what is being done to correct it.

Mr. Christmas stated that he still needed to have the Basin

Mr. Utz moved to approve the Basin 18 construction Agreement, Mr. Kochert second, all voted in favor.

Item #3 - Robert E. Lee Lift Station pump replacement reimbursement

Mr. Sartell stated that he had the pumps rebuilt and they are being replaced due to the up-grade.

Mr. Fifer stated that this is a book keeping matter for the M&R account.

Mr. Utz moved to approve the reimbursement, Mr. Zurschmiede second, all voted in favor.

Mark McCormick presented the financial reports for the months of October and November and reviewed them at length with the board.

EMC REPORT:

Mr. Sartell presented the following issues:

(Rob will email this report)

Mr. Sartell reported on the Electrical Arc Flash Protection and he has two quotes for people to come in and survey the area, train the employees and _____. The first quote is from Payton Electrical Services for \$17,775 and one from Delta Services for \$18,500. He stated that he just needed to have them review this before the next

Mr. Fifer asked if they shouldn't pay for the training of their employees.
CLAIMS:

Mr. Utz moved to approve the claims in the amount of \$66,530.12, Mr. Zurschmiede second, all voted in favor.

ADJOURNMENT:

There being no further business before the Sewer Board, the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Mayor James Garner, Chairman

Marcey Wisman, City Clerk